



ANDREW  
**EXELBY**  
ESTATE AGENTS



## St Just, Penzance TR19

Guide Price £675,000

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- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- SURROUNDING MIXED ARABLE AND CROFT LAND TOTALLING CIRCA 45 ACRES
- UPVC DOUBLE GLAZING
- PLENTIFUL PARKING
- EPC RATING - N/A / COUNCIL TAX BAND - D
- PREVIOUSLY TWO COTTAGES AND NOW READY FOR CONVERSION
- PEACEFUL COUNTRYSIDE LOCATION WITH FAR REACHING VIEWS
- OUTBUILDINGS TO THE SIDE AND REAR
- STONE BARN WITH LAPSED PLANNING FOR A HOLIDAY COTTAGE



\*\*\* CHAIN FREE PROPERTY AND LAND \*\*\* - 'Cocks Roost' is a rather unique and rare opportunity to purchase a partially converted property (formally two cottages) along with a number of outbuildings in varying condition and a stone barn with lapsed planning to convert to a holiday cottage. Furthermore, there are varying sized parcels of arable land which total just around 45 acres that surround or are nearby the property!









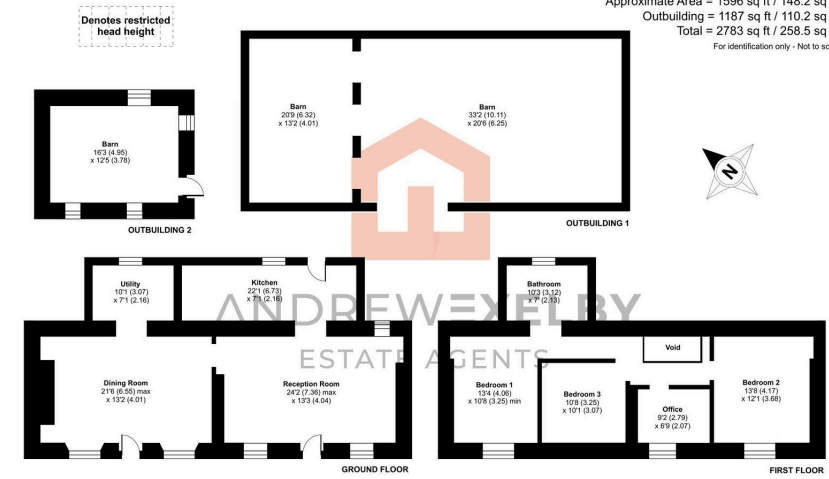
## Cocks Roost, St. Just, Penzance, TR19

Approximate Area = 1596 sq ft / 148.2 sq m

Outbuilding = 1187 sq ft / 110.2 sq m

Total = 2783 sq ft / 258.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2025. Produced for Andrew Exelby Estate Agents. REF: 1369434